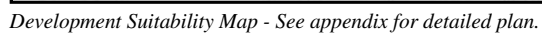
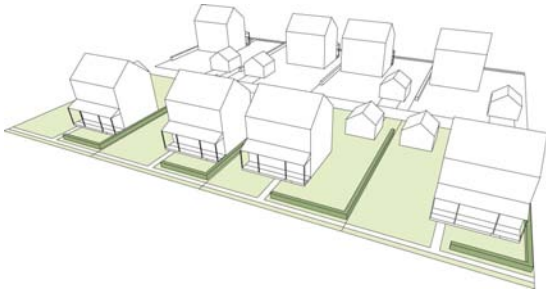


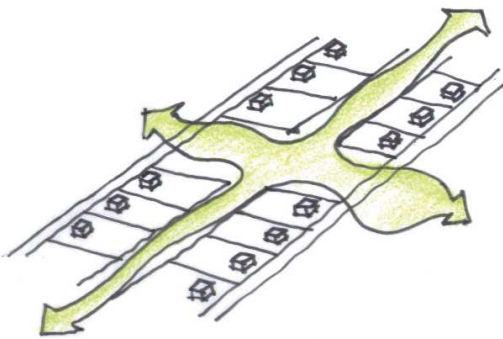
- The majority of the Task Force agreed that these concepts are desirable for future development of Tyler Settlement District and in order to provide more tangible details of how a conservation subdivision would be developed, a portion of the District was treated as a Case Study for application of the conservation design process.

The Case Study for Tyler Settlement District consists of 63 acres of primarily Blackacre Foundation controlled land located immediately to the south of the Blackacre State Nature Preserve. Although the Blackacre Foundation has no plans to develop this land, they were agreeable to allow its use for discussion and conceptual study purposes. Inventory and analysis was performed on this land, as well as the rest of the District during the early stages of the neighborhood planning process. The product of this analysis is a Development Suitability Map that identifies areas from most to least suitable for development. *(See Appendix)*





Conservation Development Concept Sketch.



Conservation Development Concept Sketch.

Virtually all of the land in the Tyler Settlement District is zoned R-4 (Residential Single Family District) which permits a maximum density of 4.84 units per acre. The entire acreage of the District was considered in a theoretical exercise to determine how many residential units could be built if all remaining undeveloped land was built out. As a realistic example of what the market will bear, the densities were calculated for the recent subdivisions of the Woods at Fox Creek and Tucker Lake Estates. The results of this study are depicted on the Development Yield Map (*See Appendix*) and it reveals that although a density of 4.25 units per acre are technically possible, the most recent developments actually have densities of only 2.3 and 2.5 units per acre.

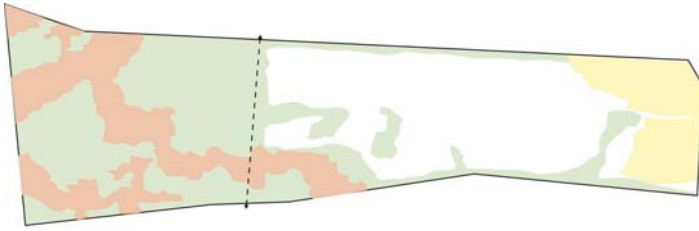
Using densities similar to the two existing subdivisions as a target, several quick, study sketches were created to illustrate how a plan of a conservation subdivision might take form. They all bear strong similarities since they all respect the same areas identified for conservation, however, each plan tends to emphasize a different aspect of conservation design concepts. Upon receiving feedback from the Task Force regarding these study sketches, a final refined Conservation Development Demonstration Plan was generated. Task Force concerns regarding overly small lot sizes, necessary to achieve densities greater than 2 units per acre, were addressed resulting in a final plan with a density of approximately 1.5 residential units per acre. The Task Force responded approvingly to the lower density as the overall density of the District is still comparatively lower.

Special mention must also be made regarding one additional element graphically depicted on the final Conservation Development Demonstration Plan: an on-site, alternative sanitary system. Currently, the Jeffersontown treatment plant is running at full capacity and no additional development may tap onto the system. Therefore, no development can occur within the District until expensive infrastructure expansions are made. Near-future developments must be creative with the use of new on-site sanitary sewage disposal systems. Possibilities must be approved by the local Health Department, but alternative systems include treatment lagoons in series; community drainfields; soil treatment mounds; constructed wetlands; sand filters; and low pressure pipe systems.

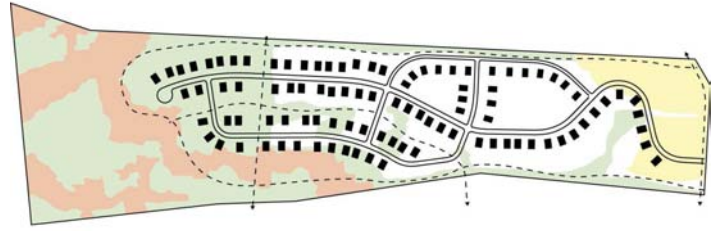
Conservation Design Process

The neighborhood planning process will ultimately result in the creation of regulations aimed at guiding future development within the Tyler Settlement District. Recommendations adopted in this plan will serve as the foundation for these regulations. The Special District Design component of the plan specifically addresses the desire for conservation development within the District and the conservation design process identified here will be translated directly into the regulations.

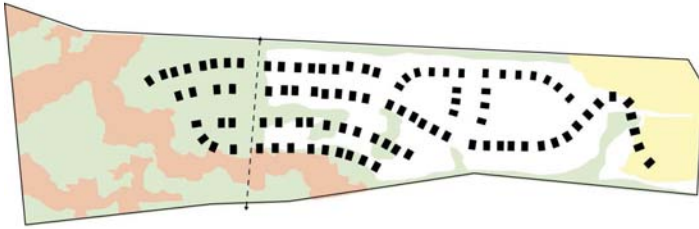
Design Process



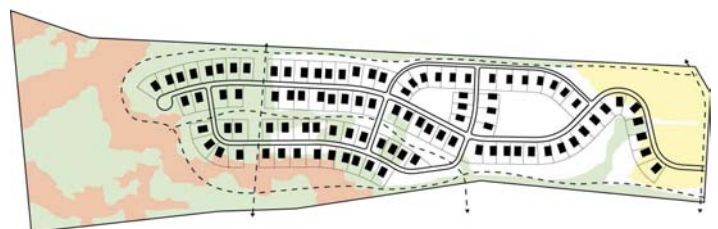
1.) Identification of Conservation Area - Development Suitability



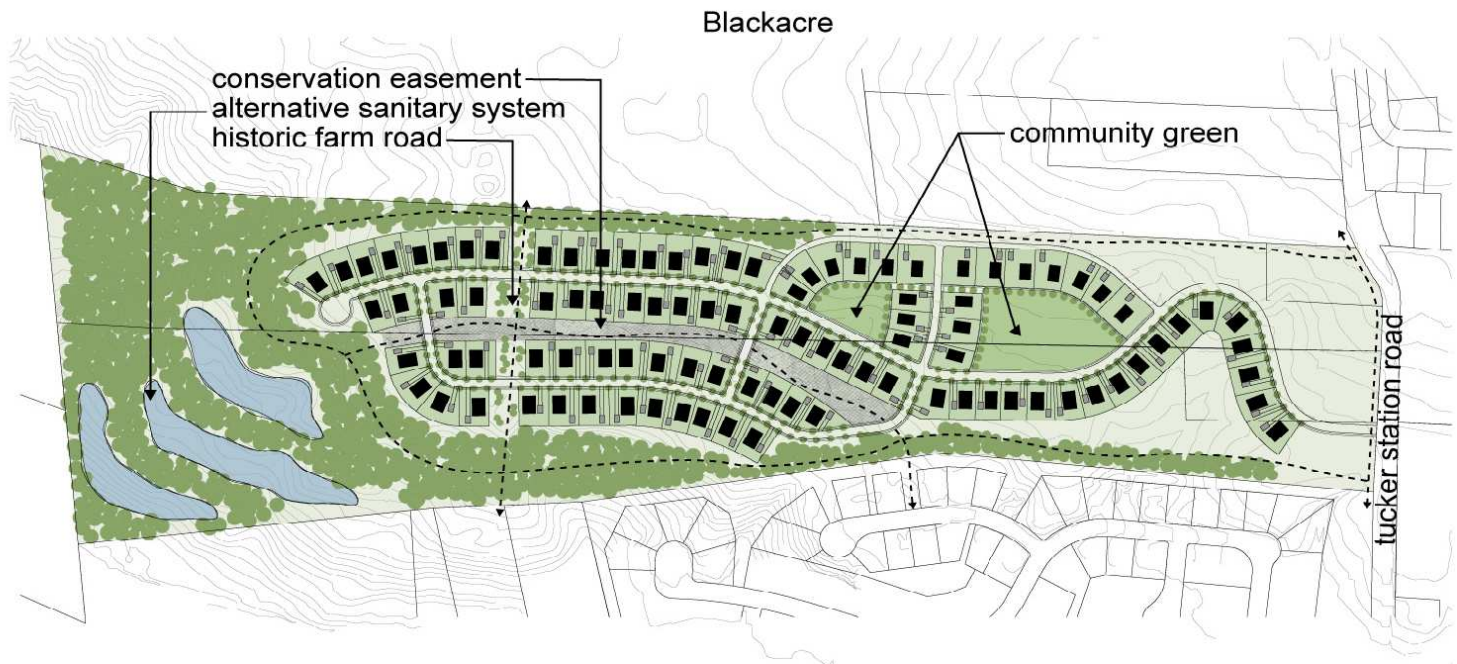
3.) Design of road alignments and trails.



2.) Location of potential house sites.



4.) Drawing in the lot lines.

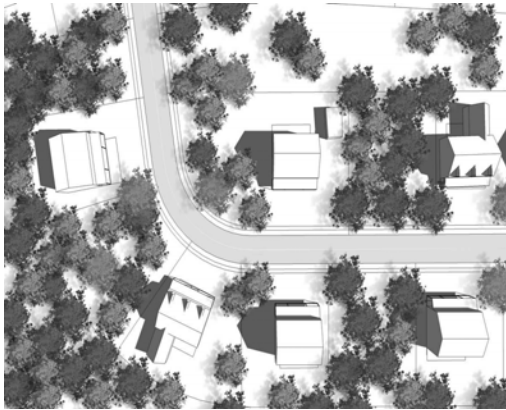


Conservation Development Case Study.





Sample neighborhood street - Undesirable tree alignment for rural neighborhood. More conducive to urban settings.



Sample neighborhood street - Desirable - Existing canopy conservation, diverse vegetative species and clustered patterns.

The first step necessary to preserve natural elements of the environment and culturally unique features of a parcel of land is to conduct an inventory of the property. Trained consultants, including land surveyors, landscape architects, environmental engineers and in some cases archaeologists, should conduct on-site evaluations of the property in order to generate a base map. Accurate mapping of these items will enable a delineation of necessary buffer limits for key features. In addition to appropriate buffers for elements on-site, consideration must also be given to viewsheds onto the property from adjacent roads and properties. Once all of the areas are identified for conservation, a determination can be made of what land is “developable”. Further consideration should be given to a requirement for the conservation of “developable” land. For example, centrally located “developable” land may form an important community gathering space rather than subdivide as private lots. Although a developer may have to forfeit a percentage of “developable” land and the obvious profit from the sale of private lots, the amenity this land supports may make all of the other lots more profitable.

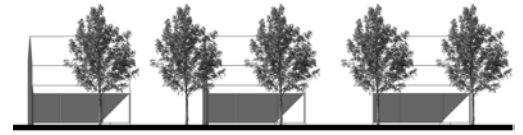
Once the final delineation of “developable” versus conservation land is made, a framework plan for building sites, open spaces and circulation patterns can be developed. Roads and multi-use trail corridors can be defined; open spaces delineated; and lot configurations determined. Following the refinement of a framework plan, requirements for very specific aspects of conservation development should be considered. Specific issues should be studied, such as a requirement to provide a complete multi-use trail system that is integrated with a community-wide system and links all properties to open spaces, the activity center, and one another. Other specific requirements may include, but aren’t limited to: conservation of open space, streams and other hydrologic features, wildlife habitat, scenic vistas, and historic buildings; appropriate land use transitions; gateway elements at key intersections; right-of-way improvements, such as street trees, lighting, street furniture, and sidewalk materials; building heights; front yard oriented pedestrian entrances at residences and businesses; rear yard oriented service areas and vehicular entrances; commercial use parking lots located behind buildings; landscape screening and buffers; signage; plank fencing; rock walls; and indigenous vegetation.

Conservation Recommendations

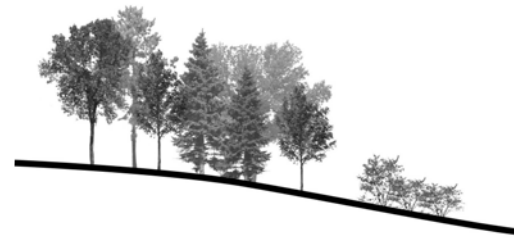
Almost half of the District’s acreage is preserved from development by Blackacre and conservation easements. Other tools, such as land trusts, should be promoted to owners of currently undeveloped property. However many owners will not be interested in preservation and see the sale of their land to developers as their nest egg for retirement. Incentives, such as tax breaks and reduced development fees, should be enacted to convince owners, who are determined to develop their property, that conservation development is the way to go. Once development is determined to be imminent, requirements for low impact development best management practices

must be implemented. Finally, a Tyler Settlement District Pattern Book must be established as a guide for Architectural Standards. This will encourage developers to respect and preserve the historic elements of the farms and buildings of the District; require the use of specific architectural elements; and promote the use of specific building materials.

While most of the recommendations contained herein are geared toward low-density, residential land use, and to a much lesser degree, commercial land use; many of the same concepts apply to other uses such as higher-density residential. Should high-density residential development proposals come forward, virtually all recommendations proposed here for low-density residential land use would still apply. Additionally, requirements for parking lots as defined for commercial uses would also apply.



Undesirable tree alignment for rural neighborhood. More conducive to urban settings.



Desirable - Existing canopy conservation, diverse vegetative species and clustered patterns.



Conservation Development Concept Sketch - Conservation Easement - Case Study Perspective.





Conservation Development Concept Sketch - Community Green - Case Study Perspective.



Conservation Development Concept Sketch - Typical Streetscape - Case Study Perspective.

Plan Implementation

Introduction

The plan implementation element of the Tyler Settlement District Neighborhood Plan consists of recommendations that will form the basis for: decisions regarding future planning efforts; strategies to address specific issues; the modification of current codes; and the creation of new regulations. Recommendations have been made for each of the plan components

- Land Use/Community Form
- Mobility
- Special District Design

Recommendations have been divided into as many as three categories for each component.

1. Cornerstone 2020/Land Development Code (LDC)

This group of recommendations contains items that will be amended into the comprehensive plan; that are used in the review of land use proposals; and that revise the LDC to achieve specific goals.

2. Infrastructure/Capital Improvements

This group of recommendations deals with identifying projects for inclusion within the capital budget of local government agencies.

3. Policy/Programmatic

This group of recommendations includes ideas in the realm of setting policy and program for private organizations as well as government agencies.

The tables included within the Plan Implementation element list each recommendation, followed by the entity that would assume responsibility for implementing the recommendation and a suggested timeframe for initiating the recommendation. Timeframes are listed as Short (less than a year), Medium (1-3 years) and Long (greater than 3 years).



LAND USE/COMMUNITY FORM

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
LU1. Encourage property owners to preserve rural residential land use and conserve open space by utilizing land conservation tools, such as conservation trusts, conservation easements, or dedication to Metro Parks or Blackacre.	Louisville Metro Planning and Design Services, Metro Parks, Blackacre, land trust organizations, Tucker Station Neighborhood Association	Short - Long
LU2. Require development of parcels 5 acres or greater in area to abide by conservation subdivision principles established as Special District regulations.	Louisville Metro Planning and Design Services	Short
LU3. Restrict expansion of existing commercial uses further along Tucker Station Road within the Special District.	Louisville Metro Planning and Design Services	Short
LU4. Limit future non-residential land uses to the existing activity center (Tyler Center) and encourage their integration with residential used to form mixed-use developments.	Louisville Metro Planning and Design Services	Short - Long
LU5. Limit multi-family residential land use to within or immediately adjacent to mixed-use activity center (Taylor Center) along Taylorsville Road.	Louisville Metro Planning and Design Services	Short - Long
LU6. Develop a greenway/open space master plan to designate multi-use trail linkages between historic elements and open spaces within the district and as a part of a community-wide master plan outside the district in order to further the "active living goal" of an active and healthy community. a. Interconnect existing and future residential subdivisions as well as the existing activity center. b. Study linkages to Floyd's Fork via drainage patterns that originate at Tucker Lake. c. Explore access easements along historic farm road corridors for pedestrian access across private property and interconnection of historic buildings.	Louisville Metro Planning and Design Services, Louisville Metro Parks	Medium
LU7. Review current land use transitions between Tyler Rural Settlement District and adjacent development. Focus new development standards on items related to lighting, height, landscape, and any other item that protects the District's unique character.	Louisville Metro Planning and Design Services	Short - Medium
Policy - Programmatic		
LU8. Encourage the acquisition of the Robert Tyler farm property by Metro Parks or other preservation minded entity.	Louisville Metro Parks land trusts organizations.	Short - Long

MOBILITY

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
M1. Study traffic impacts of modifications such as signalization or turn lanes at Tucker Station & Taylorsville Roads intersection.	Kentucky Transportation Cabinet Metro Public Works Department	Short - Long
M2. Develop a district master plan for pedestrian, bicycle and multi-use circulation as part of a community-wide master plan that provides access to the interior of the district. Incorporate historic farm road corridors wherever possible.	Louisville Metro Planning and Design Services, Louisville Metro Parks	Medium
Infrastructure/Capital Improvement		
M3. Provide pedestrian/multi-use paths along Taylorsville and Tucker Station Roads to connect residential developments to existing activity center on Taylorsville Road.	Louisville Metro Planning and Design Services, Public Works Dept., KIPDA, Kentucky Transportation Cabinet	Long
Policy - Programmatic		
M4. Reduce industrial traffic on Tucker Station Road by banning "through" truck traffic or placing weight limits.	Louisville Metro Planning and Design Services, Metro Public Works Dept. Tucker Station Neighborhood Assoc.	Short - Medium
M5. Limit new industrial traffic on Tucker Station Road with the construction of a new I-265 interchange at Plantside Drive as indicated by Cornerstone 2020 Core Graphic 10.	Kentucky Transportation Cabinet	Long
M6. Adopt typical rural road section to determine future roadway and multi-use path design that respects the scenic corridor and primary collector designation of Tucker Station Road. See section on page 18.	Louisville Metro Planning and Design Services, Metro Public Works Dept. Tucker Station Neighborhood Assoc.	Short
M7. Pursue future park and ride (TARC) facility at activity center.	TARC	Medium



SPECIAL DISTRICT		
Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
SD1. Require developers to inventory a site's historic elements, environmentally sensitive features, wildlife corridors and existing vegetation as part of a development plan submittal.	Louisville Metro Planning and Design Services	Short
SD2. Require commercial, residential and mixed-use developments and redevelopments to preserve, protect and enhance historic elements, architectural features, scenic vistas, opens spaces, wildlife habitat, streams and other hydrologic features through the implementation of new pedestrian oriented design and development standards. <ul style="list-style-type: none"> a. Require new development to preserve vegetation, hydrologic features and wildlife corridors. b. Define outdoor spaces with historically appropriate elements such as wood plank fencing, rock walls, and preservation of indigenous vegetation. c. Require signage to be externally lit and constructed from traditional materials (masonry, wood, metal, etc.) Share signage between developments to reduce the clutter along roadways. d. Require placement of utilities underground along collector street rights-of-way. e. Designate palette of right-of-way improvements such as street trees, light fixtures/poles, street furniture, sidewalk/trail materials, etc. to provide continuity throughout the district. f. Require buildings to incorporate architectural styles that reflect the historic characteristics of the District. Traditional building materials (rock, masonry, wood, metal) shall be used for exterior building facades. g. Require residences to be oriented with front porch entrances toward street and garage/service area located in or oriented toward rear yard. h. Require non-residential buildings to present attractive, pedestrian scale facades toward the street with parking facilities located in the rear, screened from the street and other properties by the building, landscaping or other historically acceptable means. i. Avoid large expanses of parking by breaking pavement into smaller areas and interjecting green spaces. j. Limit building heights to 2-1/2 stories and maximize building setbacks to match or exceed those of typical existing buildings. k. Provide gateway elements at the Tucker Station and Taylorsville Roads intersection to create a sense of arrival to the district. l. Require shielding of lights to respect the "Dark Sky". 	Louisville Metro Planning and Design Services	Short

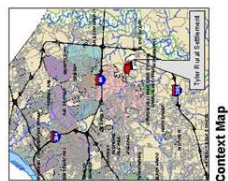
SPECIAL DISTRICT

Recommendation	Implementation Responsibility	Timeframe
Cornerstone 2020/LDC		
SD3. Require new development to provide for future expansion of roads to encourage lot patterns that create open spaces or greens; orient views toward the fronts of properties; and hide the service side of properties with the use of rear access.	Louisville Metro Planning and Design Services	Short
SD4. Provide appropriate buffers between less compatible uses, preferably consisting of naturally occurring vegetation over installed landscape materials. See pages 24 & 25. a. Preserve existing fencerows or significant large trees rather than clear cutting and planting rows of nursery grown plants. b. If no existing vegetation, install plants from the preferred list in groupings that appear natural rather than equally spaced rows.	Louisville Metro Planning and Design Services	Short
Policy - Programmatic		
SD5. Educate land owners about land conservation tools and conservation development options in order to protect existing historic, rural and natural features of the land.	Metro Planning and Design Services land trust organizations	Short - Long
SD6. Enact incentives (taxes breaks, reduced development fees) for land owners who develop conservation subdivisions.	Louisville Metro Planning and Design Services, Louisville Metro Council	Short
SD7. Require new developments to implement low impact development best management practices conducive to the preservation of historic features and the natural environment.	Louisville Metro Planning and Design Services, Metropolitan Sewer District	Short
SD8. Provide connectivity within and between developments by providing a complete pedestrian, bicycle and multi-use trail system throughout the open spaces in the district conservation subdivisions as well as integration within a community-wide master plan.	Louisville Metro Planning and Design Services	Short



Tyler Rural Settlement District Neighborhood Plan:

Site Environs



Copyright © 2000, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE VALLEYMETRO GOVERNMENT, AND JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVAs).

All Rights Reserved.

Louisville Metro County Information Consortium (LMCIC), a Jefferson County, Kentucky, based cooperative project of Louisville/Jefferson Metro Government, Louisville Water Company, Metropolitan Sewer District, Property Valuation Administrator

No part of this map may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, except as expressly permitted in writing by MDC.



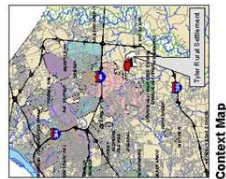
* Soil Information taken from U.S. Department of Agriculture, Natural Resource Conservation Service.

Natural Features

October 12, 2005



Tyler Rural Settlement District Neighborhood Plan: Site Environs



Context Map

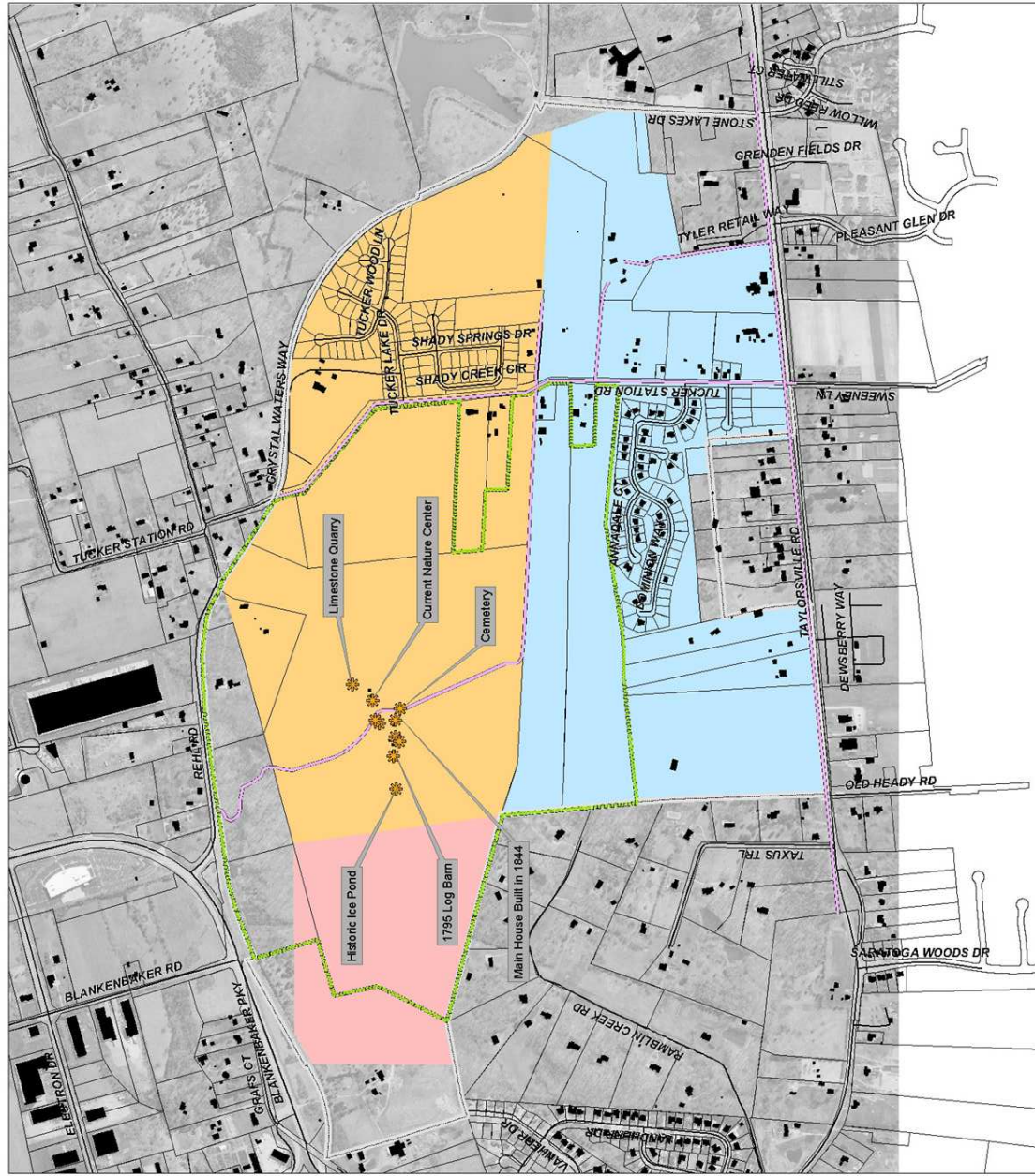


0 200 400 800 1,200 Feet



Copyright © 2005, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSO), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE ENTERPRISE COMPANY (LEC), and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATION (PVA).
All Rights Reserved.
Louisville Water Company Information: Louisville Water Company, 200 North Third Street, Louisville, KY 40202. Phone: (502) 582-1000. Website: www.louisvillewater.com
Louisville Office of Infrastructure and Community Development: Louisville Office of Infrastructure and Community Development, 200 North Third Street, Louisville, KY 40202. Phone: (502) 582-1000. Website: www.loic.com
Louisville Water Company: Louisville Water Company, 200 North Third Street, Louisville, KY 40202. Phone: (502) 582-1000. Website: www.louisvillewater.com
Property Valuation Administration: Property Valuation Administration, 200 North Third Street, Louisville, KY 40202. Phone: (502) 582-1000. Website: www.pva.com
No part of this map may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying and recording, or by any information storage or retrieval system, except as expressly permitted in writing by PVA.

- Legend**
- Tyler Boundary
 - Points of Interest
 - Tyler Historic Roads
 - Backstage Properties
 - Ed Tyler 1787
 - Edward Tyler Farm
 - Moses Tyler Farm
 - Roads
 - Parcels
 - Buildings



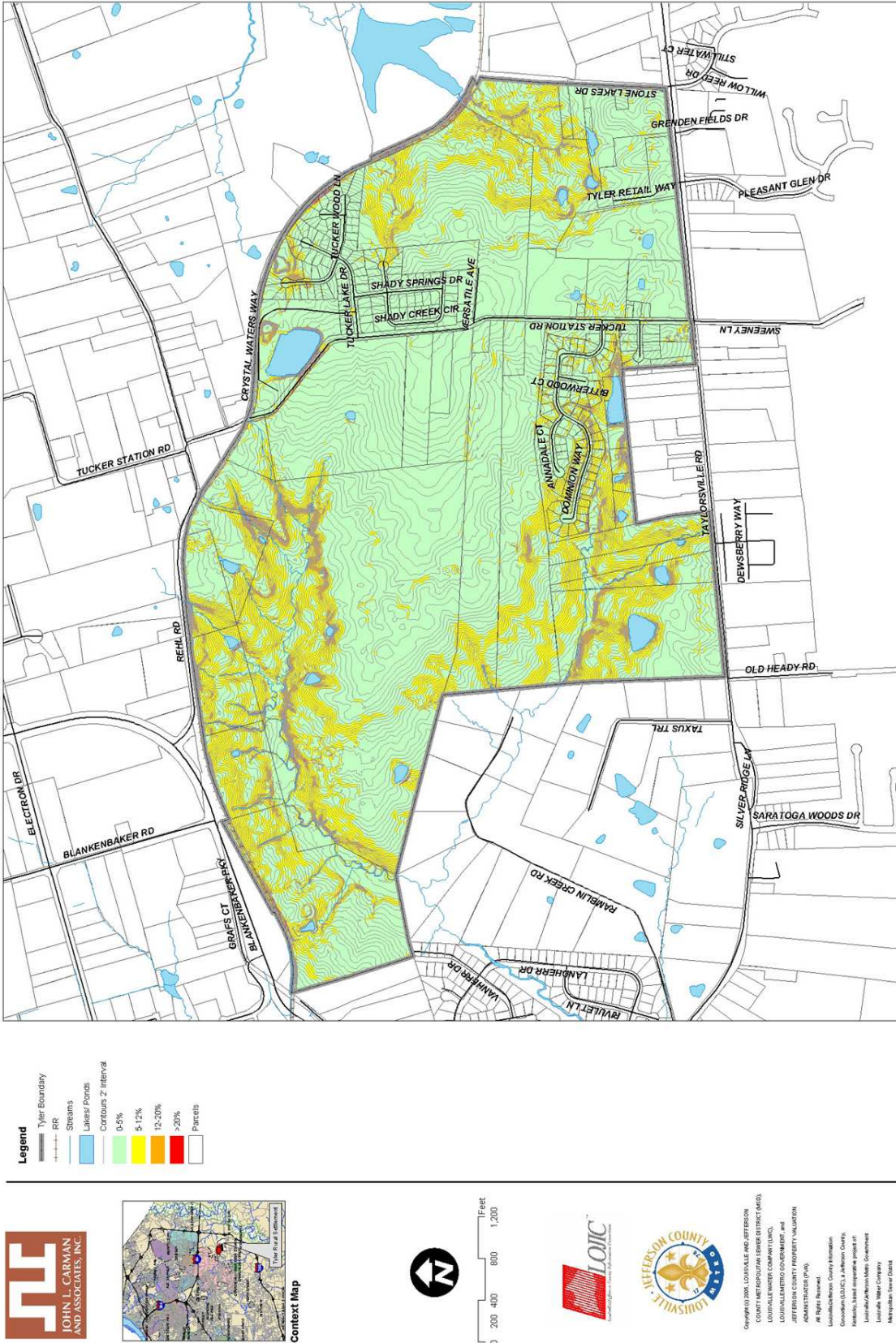
Historic/ Cultural Entities

* Blackstone property historic and cultural entities compiled by The University of Kentucky, Department of Landscape Architecture-Third Year Design Studio, 2005

October 12, 2005

Appendix

Tyler Rural Settlement District Neighborhood Plan: Site Environs



Slope Analysis

October 12, 2005

Tyler Rural Settlement District Neighborhood Plan:

Site Environs

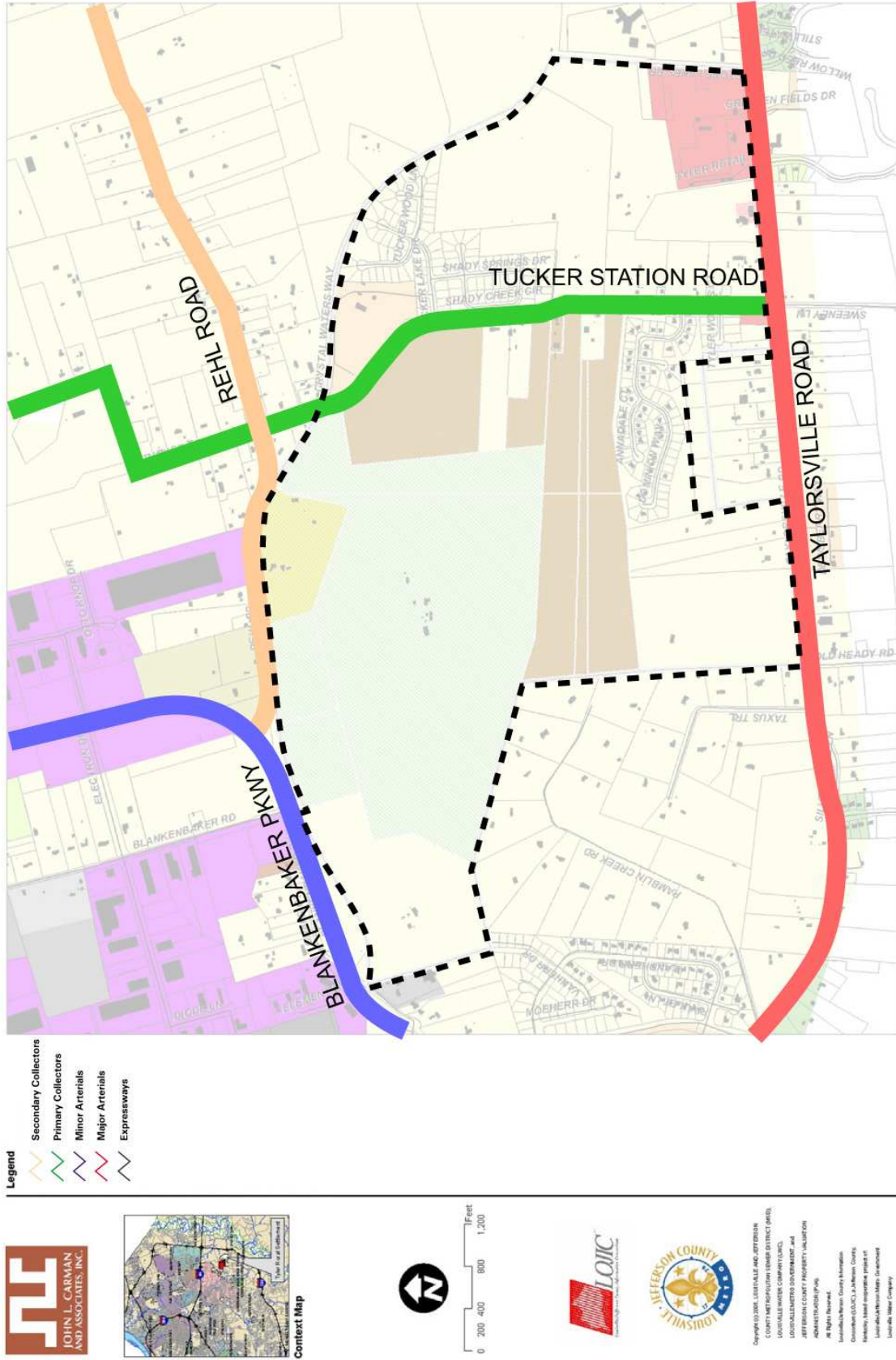


October 12, 2005

Appendix

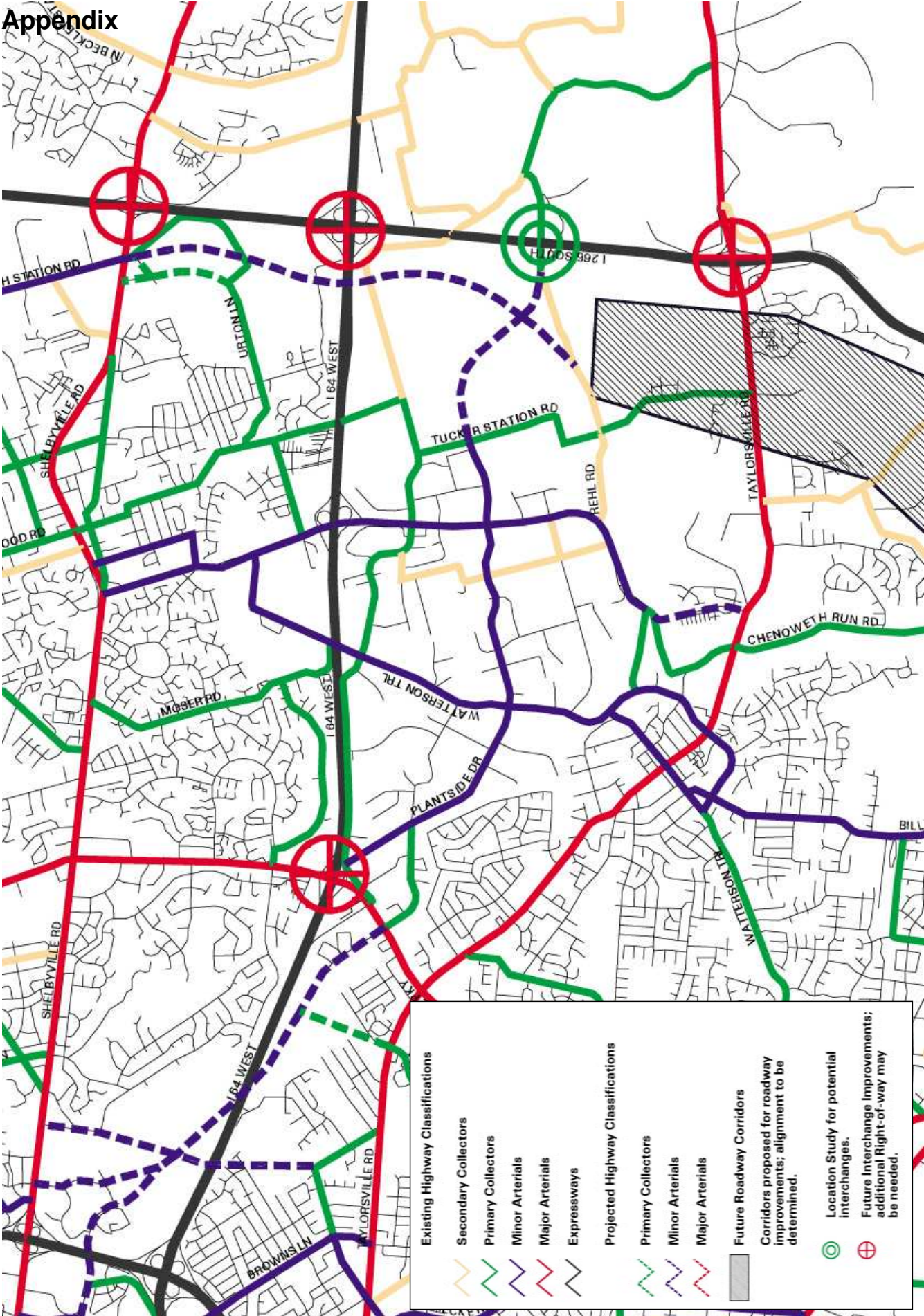
Tyler Rural Settlement District Neighborhood Plan:

Site Environs



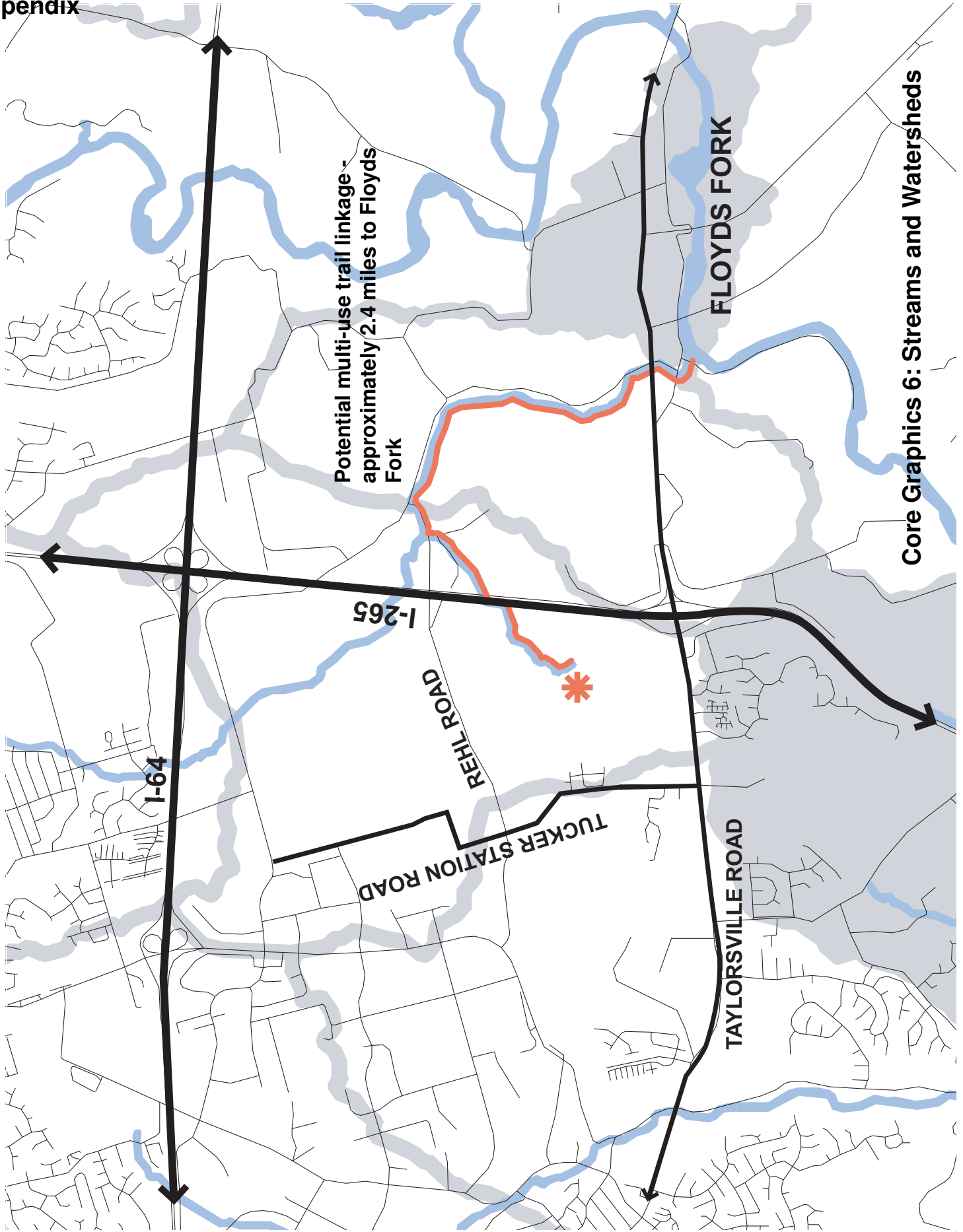
Road Classifications

Appendix



Core Graphics 10: Roadway Classifications and Projected Corridors.

Appendix



Tyler Rural Settlement District Neighborhood Plan:

Site Environs



October 12, 2005

References

Arendt, Randall 1994, *Rural By Design*, American Planning Association. Chicago.

Arendt, Randall 1996, *Conservation Design for Subdivisions, A Practical Guide to Creating Open Space Networks*, Island Press, Washington, D.C.

Arendt, Randall 1999, *Growing Greener*, Island Press, Washington D.C.

Hamer Center for Community Design Assistance at Penn State's School for Architecture and Landscape Architecture, 2003. *PennSCAPES* [On-line] <http://www.pennscapes.psu.edu>.

